

Regular Planning Board Meeting

Town of Fort Ann, NY

March 23, 2015

A regular meeting of the Town Planning Board of the town of Fort Ann, County of Washington, and the state of New York was held at the Town Hall, 80 George St Fort Ann, NY on the 23rd day of March 2015 at 7 pm.

PRESENT: Donald Bedeaux Chariman
 William Hohmann Vice Chairman
 Chad Wilson
 Brian Mattison
 Butch (Lewis) Barrett
 Curt Rehm
 Mary-Ellen Stockwell, Esq Attorney
 Anne Wilcox Secretary

ABSENT:

OTHERS PRESENT: Mark Miller – Code Enforcement Officer.

Curt Taylor, Scale House project at Ace Carting

Pamela Stiles, Mobile Home Application submission

Michael Gustke, with Champlain Stone regarding boundary line adjustment request

Hal Halliday, seeking information on erecting a pole barn on his property.

Champlain Stone, Ltd – Lot Line Adjustment

Northeast Stonecraft, Ltd – Lot Line Adjustment

Tim Rooke - JAG

Open Regular Meeting:

Chairman, Donald Bedeaux called the meeting to order at 7:00 PM with the Pledge of Allegiance.

APPROVAL OF MINUTES:

- Reviewed 2/23/15 Planning Board Meeting minutes.
- Motion made by Brian Mattison to accept the 2/23/15 meeting minutes.

Motion seconded by Butch Barrett.

- Ayes: 5 Abstain: 1

February 23, 2015 meeting minutes were accepted.

ORGANIZATIONAL MEETING: No organizational meeting agenda items noted.

ORGANIZATIONAL MEETING: Closed

PUBLIC COMMENTS: No Public comments.

REPORTS FROM COMMITTEES: No reports

OLD BUSINESS: None

NEW BUSINESS:

- **Mike Gustke** – At last month’s Planning Board meeting Mr. Gustke had advised he was purchasing a parcel of land owned by Champlain Stone, Ltd and would be erecting a building in which stone cutting operations would be housed. Mr. Gustke advised the board tonight, that his plan has changed and he will not be erecting this building. An additional parcel is being purchased by Mr. Gustke which currently has an existing building and is currently be utilized as a stone cutting operation. His current plan is continue the stone cutting operations, make no changes to the buildings’ size or design. There will be no changes made to the current business operations.
- **Champlain Stone, Ltd** – In order for Mr. Gustke to purchase this additional parcel, a Boundary Line Lot adjustment is necessary. Champlain Stone, Ltd completed a boundary Lot adjustment application and submitted it for the Planning Board review.

Mary-Ellen Stockwell, Esq – advised Myer & Fuller, PLLC represents Champlain Stone and general counsel but has not represented them on this application pertaining to the proposed Gustke subdivision. Full disclosure to agree to proceed with Lot Line review by the Planning Board and by representatives of Champlain Stone.

- Prior to the Planning Board accepting the Lot Line adjustment, a survey is required, including specific language. Attorney, Mary-Ellen Stockwell agreed to provide the language requirements to Champlain Stone, Ltd.
- **Pam Stiles** – Mobile Home Application submission. SEQR form reviewed and completed by Mary-Ellen Stockwell and the Planning board, a motion to declare Town of Fort Ann Planning Board lead agency, declare the action an unlisted action and adopt a negative declaration was made by Bill Hohmann and seconded by Chad Wilson.

- Motion made to accept and approve the mobile home application by Bill Hohmann. Seconded by Chad Wilson.
Ayes: 6 Motion carried.
- **Hal Halliday** – Mr. Halliday asked the board if there would be any paperwork, other than a building permit, needed in order for him to build a pole barn on his property located on Rte 9L. The board advised Mr. Halliday no further action was needed by the Planning Board.
- **ACE Carting – Curt Taylor** – Presented a plan to place a trailer (8x24') on their property on Rte 149, to be used by the scale attendant. This trailer will not be used for living quarters. Mr. Taylor provided the board with the original Plan which showed the trailer placement and the prior board approval. Approval was granted.
- **Misc:** A letter was received from Laura Chadwick, Director, Washington County Real Property Tax Services, advising a new tax parcel was created in the Town of Fort Ann without proper town subdivision approval and associated map being filed with the County Clerk. The deed document conveys property from Preston M. DeLorica to Matthew J Baker via a Boundary Line Agreement and was recorded in the Washington County Clerks on January 6, 2015. Review by the board indicated that no Boundary Line Agreement had been approved by the Fort Ann Planning Board. Attorney Stockwell will follow up as we have done in the past with these violations and get any additional information that is needed from Laura Chadwick at Real Property.

Adjourn:

A motion was made by Don Bedeaux, seconded by Bill Hohmann to adjourn the meeting at 7:50 pm.

Anne S Wilcox

Secretary